

# RESULTS AGENDA

**AGENDA  
BOARD OF ZONING ADJUSTMENT  
CITY OF COLUMBUS, OHIO  
JUNE 25, 2019**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, JUNE 25, 2019** beginning at **4:30 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2<sup>ND</sup> FLOOR HEARING ROOM.**

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map.

**SPECIAL NOTE TO THE APPLICANT:** It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss an application when a representative is not present. Further information may be obtained by visiting the City of Columbus Zoning Office website at [www.columbus.gov/bzs/zoning/Board-of-Zoning-Adjustment](http://www.columbus.gov/bzs/zoning/Board-of-Zoning-Adjustment) or by calling the Department of Building and Zoning Services, Public Hearings section at 645-4522.

- 01. Application No.:** **BZA19-035 \*\*DISAPPROVED\*\***  
**Location:** **1432 EAST RICH STREET (43205)**, located on the north side of East Rich Street approximately 115 feet west of Miller Avenue (010-049546; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District  
**Request:** Variances(s) to Section(s):  
3332.05, Area district lot width requirements.  
    To reduce the required lot width from 50 feet to 37.5 feet.  
3332.13, R-3 area district requirements.  
    To reduce the lot area from 5,000 square feet to approximately 2,850 square feet for Parcel 1 and to approximately 2,570 square feet for Parcel 2 as a result of a lot split.  
3332.19, Fronting.  
    To allow a newly-created parcel to not front upon a public street. (Parcel 2).  
3332.27, Rear yard.  
    To reduce the required rear yard for Parcel 2 from 25% (642.5 square feet) to 13% (approximately 350 square feet).  
3332.26, Minimum side yard permitted.  
    To reduce the minimum side yaard for the east and west side yards of Parcel 1 from 5.67 feet (1/6 of 34 feet) to 5 feet and to reduce the north side yard of Parcel 2 from 5.67 feet (1/6 of 34 feet) to 5 feet.  
**Proposal:** To create a lot split and to construct two, single-unit dwellings.  
**Applicant(s):** Principle Homes, L.L.C.; c/o Dave Perry  
411 East Town St., 1st Floor  
Columbus, Ohio 43215  
**Attorney/Agent:** Donald Plank, Attorney  
Plank Law Firm, 411 East Town St., 2nd Floor  
Columbus, Ohio 43215  
**Property Owner(s):** Flash Media, L.L.C.; c/o Dave Perry  
411 East Town St., 1st Floor  
Columbus, Ohio 43215  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

**02. Application No.:** **BZA19-026 \*\*APPROVED\*\***

**Location:** **114 EAST 5TH AVENUE (43215)**, located at the northwest corner of East 5th Avenue and Summit Street (010-028014; University Area Commission).

**Existing Zoning:** C-4, Commercial District

**Request:** Variance(s) to Section(s):

3312.29, Parking space.  
To reduce the size of required parking spaces from 9 feet x 18 feet to 8 feet 8 inches x 18 feet.

3321.05(B)(1) Vision clearance.  
To reduce the required vision clearance triangle at the intersection of East 5th Avenue and Frances Place from 10 feet on each frontage to 0 feet.

3325.213, FAR Standards.  
To increase from the floor area ratio from 1.4 to 3.

3325.223, Building Height Standard.  
To increase the building height from 45 feet to 60 feet.

3325.241(D), Building Design Standards.  
To reduce the required window glass area between 2 feet and 18 feet along Summit Street from 60% to 15%.

3356.05(F)(2), C-4 district development standards.  
To reduce the area of a commercial use fronting a street from 100% of a single frontage to 55%.

**Proposal:** To construct a new mixed-use building.

**Applicant(s):** Wilcox Communités, LLC.  
250 West Old Wilson Bridge Road  
Worthington, Ohio 43085

**Attorney/Agent:** Jeffrey L. Brown, Atty.  
37 West Broad Street  
Columbus, Ohio 43215

**Property Owner(s):** Burwell Point, LLC.  
1137 North High Street  
Columbus, Ohio 43201

**Planner:** Eric R. Snowden, (614) 645-3526; ERSnowden@Columbus.gov

**03. Application No.:** **BZA19-028 \*\*APPROVED\*\***

**Location:** **275 GREENWOOD AVENUE (43201)**, located on the south side of Greenwood Avenue, east of North 5th Street (010-005988; Italian Village Commission).

**Existing Zoning:** R-4. Residential District

**Request:** Variances(s) to Section(s):

3332.19, Fronting.  
To allow the construction of a single-unit dwelling that does not front upon a public street.

3312.25, Maneuvering.  
To reduce the required maneuvering area from 20 feet to 12 feet from the parking space and to 10 feet from the garage at 275 Greenwood Avenue; to reduce the maneuvering area from 20 feet to 14 feet for 271 Greenwood Avenue and; to reduce the maneuvering area from 20 feet to 2 feet for 268 East 4th Avenue.

3332.05, Area district lot width requirements.  
To reduce the minimum lot widths from 50 feet to 32 feet for all three parcels in this development.

3332.26, Minimum side yard permitted.  
To reduce the minimum side yards for the garages at 275 East Greenwood Avenue and at 268 East 4th Avenue from 3 feet to 2 feet.

3332.15, R-4 area district requirements.  
To reduce the minimum lot area required for a single-unit dwelling from 5,000 square feet to 2,784 square feet at 268 East 4th Avenue and to 2,944 square feet at 271 East Greenwood Avenue.

3312.13, Driveway.  
To reduce the minimum width of a driveway from 10 feet to 2 feet at 275 Greenwood Avenue and from 10 feet to 8 feet at 271 Greenwood Avenue due to a property line. (Ten feet is being maintained.)

3332.18, Basis of computing area.  
To increase the allowable total lot coverage from 50% to 51% at 268 East 4th Avenue.

**Proposal:** To construct two, new, single-unit dwellings and a detached garage for an existing, single-unit dwelling.

**Applicant(s):** Home to Home Property Group; c/o Gary Clark  
6674 Merwin Road  
Columbus, Ohio 43235

**Attorney/Agent:** None

**Property Owner(s):** Applicant

**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov

- 04. Application No.:** **BZA19-032 \*\*APPROVED\*\***  
**Location:** **1762-1766 NORTH HIGH STREET (43201)**, located on the east side of North High Street approximately 118 feet north of East 13th Avenue (010-000336; University Area Commission).  
**Existing Zoning:** C-4, Commercial District  
**Request:** Variance(s) to Section(s):  
3325.281(B)(1), Parking and Circulation.  
To reduce the required number of parking spaces from 10 to 0.  
**Proposal:** To convert the first floor from retail to restaurant.  
**Applicant(s):** Progressive Building LLC, c/o Scott Ranney  
10775 Edgewood Drive  
Dublin, Ohio 43017  
**Attorney/Agent:** David Kerr Architects LLC  
2960 Columbus Pike  
Delaware, Ohio 43015  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 645-0078; PBBennetch@Columbus.gov
- 05. Application No.:** **BZA19-033 \*\*APPROVED\*\***  
**Location:** **247 PRESTON ROAD (43209)**, located on the west side of Preston Road, approximately 99 feet north of Fair Avenue. (010-046137; No Area Commission).  
**Existing Zoning:** RRR, Residential District  
**Request:** Variance(s) to Section(s):  
3332.27, Rear yard.  
To reduce the rear yard from 25% to 13.9%.  
**Proposal:** To construct a one-story room addition.  
**Applicant(s):** Timothy Smith  
247 Preston Road  
Columbus, Ohio 43209  
**Attorney/Agent:** Simplified Living Architecture, c/o Heidi Bolyard, Architect  
6065 Frantz Road  
Dublin, Ohio 43017  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 06. Application No.:** **BZA19-034 \*\*TABLED\*\***
- Location:** **1071 MICHIGAN AVENUE (43201)**, located on the west side of Michigan Avenue, approximately 130 feet north of West 2nd Avenue. (010-023679; Harrison West Society).
- Existing Zoning:** R-2F, Residential District
- Request:** Variance(s) to Section(s):  
 3332.18, Basis of computing area.  
     To increase the lot coverage from 50% to 63%.  
 3332.26, Minimum side yard permitted  
     To reduce the minimum side yard from 3 feet to 2.8 feet on the north side of the lot.  
 3332.27, Rear yard.  
     To reduce the rear yard from 25% to 5.5%.  
 3332.25, Maximum side yards required.  
     To reduce the total lot width from 16 feet to 5.9 feet.  
 3321.07(B), Landscaping.  
     To reduce the minimum tree requirement from 1 to 0.
- Proposal:** A change of use from a church to a two-unit dwelling.
- Applicant(s):** M. Shawn Dingus  
 136 West Mound Street, Ste. 100  
 Columbus, Ohio 43215
- Attorney/Agent:** Comek Law, c/o Tracy L. Bradford, Atty.  
 501 South High Street  
 Columbus, Ohio 43215
- Property Owner(s):** CMT of Ohio, LLC  
 1071 Michigan Avenue  
 Columbus, Ohio 43201
- Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
- 07. Application No.:** **BZA19-036 \*\*APPROVED\*\***
- Location:** **163 WOODLAND AVENUE (43203)**, located on the west side of Woodland Avenue, approximately 80 feet south of Clifton Avenue. (010-008322; Near East Area Commission).
- Existing Zoning:** R-3, Residential District
- Request:** Variance(s) to Section(s):  
 3332.38(G), Private garage.  
     To increase the height of a detached garage from 15 feet to 16 feet 9 inches.
- Proposal:** To add new trusses to an existing garage.
- Applicant(s):** Clifford Whitehead, Jr.  
 163 Woodland Avenue  
 Columbus, Ohio 43203
- Attorney/Agent:** None
- Property Owner(s):** Applicant
- Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)

- 08. Application No.:** **BZA19-038 \*\*TABLED\*\***  
**Location:** **1085 HARRISON AVENUE (43201)**, located at the southwest corner of Harrison Avenue and West 3rd Avenue. (010-219945; Harrison West Society).  
**Existing Zoning:** R-4, Residential District  
**Request:** Variance(s) to Section(s):  
3332.18(D), Basis of computing area.  
To increase the lot coverage from 50% to 60%.  
3332.27, Rear Yard.  
To reduce the rear yard from 25% to 10%.  
3332.21, Building Lines.  
To reduce the required building line from 10 feet to 9 feet 6 inches.  
3332.30(b), Vision Clearance  
To allow a portion of the existing building as well as an existing fence, taller than 2'6", to encroach into the vision clearance triangle.  
**Proposal:** To construct a 10 ft wide second story deck.  
**Applicant(s):** The Villages on the Avenue Condominium Association.  
1085 Harrison Avenue  
Columbus, Ohio 43201  
**Attorney/Agent:** Kooperman Mentel Ferguson Yaross, Ltd., c/o Jon Stevenson, Atty.  
100 Sout 4th Street, Ste. 100  
Columbus, Ohio 43215  
**Property Owner(s):** Applicant  
**Planner:** Jamie Freise, (614) 645-6350; [JFFreise@Columbus.gov](mailto:JFFreise@Columbus.gov)
- 09. Application No.:** **BZA19-041 \*\*TABLED\*\***  
**Location:** **2996 COLLIER HILL COURT (43226)**, located on the south side of the terminus of Collier Hill Court (560-266658; Far West Side Area Commission).  
**Existing Zoning:** L-SR, Suburban Residential District  
**Request:** Variance(s) to Section(s):  
3312.27, Parking setback line.  
To reduce the parking setback line distance from 25 feet to 0 feet.  
3312.29, Parking space.  
To reduce the minimum parking space width from 9 feet to 7.5 feet and minimum length from 18 feet to 17 feet.  
3312.13(A), Driveway.  
To increase the maximum width of a driveway from 20 feet to 45 feet.  
**Proposal:** To legitimize pavement installed for parking without zoning clearance.  
**Applicant(s):** Valery Yaskut  
2996 Collier Hill Court  
Hilliard, Ohio 43026  
**Attorney/Agent:** N/A  
**Property Owner(s):** Applicant  
**Planner:** Phil B. Bennetch, (614) 645-0078; [PBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)

10. **Application No.:** **BZA18-159 \*\*APPROVED\*\***  
**Location:** **4390 FISHER ROAD (43228)**, located at the northwest corner of I-270 and Fisher Road (570-146304; Far West Area Commission).  
**Existing Zoning:** M, Manufacturing District  
**Request:** Variance & Special Permit(s) to Section(s):  
3392.10, Performance requirements.  
To increase the allowable height of piled materials from 10 feet to not more than 45 feet.  
3389.12, Portable building.  
To allow a portable building.  
**Proposal:** To increase the allowable height of piled materials at a recycling facility and to allow a portable building for a subcontractor.  
**Applicant(s):** National Lime and Stone; c/o Jill S. Tangeman, Attorney  
P.O. Box 120  
Findlay, Ohio 45839  
**Attorney/Agent:** Jill S. Tangeman, Attorney  
52 East Gay Street  
Columbus, Ohio 43082  
**Property Owner(s):** Applicant  
**Planner:** David J. Reiss, (614) 645-7973; DJReiss@Columbus.gov